

City of Minneapolis
CPED - Public Land Sale and Acquisition Form

Section I. Property Information

PROJECT COORDINATORS COMPLETE SECTION I.

ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY

PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS

Submitted by: Earl Pettiford

Phone #: 673-5231

Form Initiated Date: 8/23/2010

Complete by Date:

1. Address: 3807 5th Avenue South

2. Property Identification Number (PIN): 10-028-24-11-0112

3. Lot Size: 6,050 SF

4. Current Use: Vacant, boarded and condemned duplex.

5. Current Zoning: R1A

6. Proposed future use (include attachments as necessary): Single family house

7. List addresses of adjacent parcels owned by CPED/City:

8. Project Coordinator comments: Habitat for Humanity has offered to demolish the existing condemned structure and develop a new single family home on this parcel which they will sell to a low income buyer.

PROJECT COORDINATOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section II. Zoning Review

9. Lot is Buildable for **any** structure ☒ Non-Buildable for **any** structure ☐

Explain: Single-family dwellings are a permitted use in the R1A zoning district.

10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?

Yes ☒ No ☐ If yes, what applications? At minimum, administrative site plan review will be required.

11. Comments:

Completed by: Aly Pennucci Date: 8/25/2010

ZONING STAFF: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section III. Community Planning Review

12. List adopted small area plan(s) in effect for parcel: 38th Street and Chicago Avenue Small Area/Corridor Framework Plan

13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: No specific future land use in 38th and Chicago Plan. One parcel away from 38th Street, a designated Community Corridor. Near the designated Neighborhood Commercial Node at 38th Street and 4th Ave. Future land use designation in the comprehensive plan is Urban Neighborhood.

14. Is future land use proposed in item 6 consistent with future land use plans?

Yes ☒ No ☐ If no, why not?

15. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?

Yes ☐ No ☒ If yes, explain possible development scenarios

16. Is parcel identified in adopted plans as a catalyst/essential site for future development?

Yes ☐ No ☒ If Yes, what type of development?

Comments:

Completed by: Paul Mogush Date: 8/25/2010

COMMUNITY PLANNER: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

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Planning Director Review	by: <u>Barbara Sporlein</u> Date: <u>8/25/2010</u>
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PLANNING DIRECTOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Multi-Family Housing Staff Comments by: Wes Butler Date: 8/25/2010

Comments: Too small for MF development.

Single-Family Housing Staff Comments by: Elfric Porte, II Date: 8/26/2010

Comments: The proposed development is supported.

Real Estate Development Services Staff Comments by: Darrell Washington Date: 8/25/2010

Comments: Proposed development is consistent with City's Real Estate policies.

Business Development Staff Comments by: Kristin Guild Date: 8/25/2010

Comments: Business Development does not have an interest in this property for economic development purposes.

Economic Development Director Review	by: <u>Cathy Polasky</u> Date: <u>8/26/2010</u>
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PLEASE CHECK ONE BOX:

☒ **PROCEED** to market the property as proposed

Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

☐ **HOLD** this property for discussion at next available Director's Meeting

Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Director's Notes (reason for **HOLD** status): _____

Housing Director Review	by: <u>Tom Streitz</u> Date: <u>8/27/2010</u>
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EMAIL COMPLETED FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan **must** be attached to the staff report that is submitted to the Community Development Committee.